

**PLANNING BOARD**  
**Meeting Minutes**  
**December 2, 2014**  
**Town Hall, 120 Main Street**  
**7:00 PM**

1 Present: J. Simons, M. Colantoni, L. Rudnicki, L. McSherry, D. Kellogg, P. Boynton,

2 Absent:

3 Staff Present: M. Egge, Jean Enright

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5 Meeting began at 7:00 pm.

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7 J. Simons: The planning board meeting for Tuesday December 2 is called to order.

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9 **BOND RELEASE**

10 1857 Great Pond Road, Stephen Galizio: Applicant requests the release of one \$4,000 performance bond  
11 held under a Watershed Special Permit.

12 M. Egge: Provides background on project. Applicant has met all the requirements in the Notice of  
13 Decision for the release of the bond.

14 MOTION: D. Kellogg makes a motion for the full release of the bond with accrued interest, seconded by  
15 P. Boynton. The vote was unanimous in favor.

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17 **PUBLIC HEARINGS**

18 CONTINUED, 4 High St., West Mill: The Applicant, RCG LLC, is submitting an application for a  
19 Downtown Overlay Special Permit for the partial demolition of one building, creation of an additional  
20 120 parking spaces, and creation of more than 18 multifamily residential units.

21 M. Egge: Provides background on project. The Planning Board visited the site on November 20<sup>th</sup>.  
22 Eggleston provided stormwater comments to which RCG is currently providing a response. RCG is here  
23 tonight to present an overview on signage.

24 L. Rudnicki: Provides feedback to the applicant that the volume of parking signage may be too much and  
25 constitutes sign pollution.

26 Seth Zeren, RCG and Board: Overall discussion on signage master plan. Review types of signage  
27 proposed and locations in which various signage would be used. Applicant expresses that getting pre-  
28 approved signage offers a great competitive advantage for securing businesses and tenants. Banners/blade  
29 signage closer to waterfront and Water street. D. Kellogg requests clarification on signage to direct traffic.  
30 Applicant indicates that directional signage will be in civil plans and are not part of this proposed signage  
31 master plan. L. Rudnicki expresses an interest in promoting a similar or complimentary color swatch.  
32 Board expresses general support for the signage master plan.

33 Board and M. Egge: Verifies that there are no major outstanding issues pending the resolution of the  
34 stormwater response.

35 Board: Proposes to have the Applicant return to the board to discuss the façade details at some later date  
36 once demolition has begun.

37  
38 NEW PUBLIC HEARING, 316 Great Pond Road: Proposed modifications to a Watershed Special Permit  
39 that consist of modifying plans to, instead of installing a pool, to install a patio space and play area within  
40 the same footprint. Additional modifications include extension of a proposed retaining wall and grading  
41 modifications.

42 M. Egge: Provides background on project. The applicant came and submitted a formal modification  
43 request after the discussion at the last Planning Board meeting. Applicant was authorized to backfill  
44 behind the retaining wall to reduce the likelihood of channelization or erosion in the event of rains, but  
45 otherwise issued a stop work order. Conservation Commission has already approved the modified plan,  
46 with conditions.

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Board and Jack Sullivan, Applicant: Discussion of history of the project that lead to this modification. L. Rudnicki requests clarification on why the retaining wall was extended appx. 30 feet from the original location. Applicant indicates that there is no slope over 2:1, all slopes on site are 3:1. Applicant met with the homeowner on addressing grading and slope concerns. Applicant states that he has leveled the backyard. Discussion of the erosion control installation and verification that it was all installed correctly. Planning Board verifies that the town still holds a bond.

M. Egge: Reads letter from the abutters Bill and Sue O'Brien.

Board and Applicant: Discussion of the proposed fence, and verification that the proposed fence is toward the street frontage and not adjacent to the area of work. The fence is deemed not an issue of contention for the Planning Board as it is not near the retaining wall.

MOTION: D. Kellogg makes a motion to close the public hearing for the watershed special permit modification, seconded by seconded by L. McSherry. The vote was unanimous in favor.

Board: Begins the review of the DRAFT Notice of Decision, but then directs M. Egge to prepare a marked up version of the original for the next meeting.

CONTINUED, 1046 Great Pond Road

MOTION: L. Rudnicki makes a motion to accept the request to extend the hearing for 1046 Great Pond Road until the end of January provided the applicant agrees to a time extension, seconded by D. Kellogg. The vote was unanimous in favor.

[L. McSherry leaves the meeting]

NEW PUBLIC HEARING, 11 Saunders Street: Hearing to discuss Site Plan Review requirements for a new business at 11 Saunders Street.

M. Egge: Provides background on project. Applicant provided more detail on expected parking demand and strategy of business owner for employee parking. Abutters were notified of the intent to move the business to the location. Applicant is requesting the board make a determination that the change in use does not require a Site Plan Review Special Permit.

Board and James Hanley on behalf of Applicant: Discussion of the notification of the abutters – M. Egge indicates that he personally notified abutters. Applicant reviews the proposed move and the parking expectations and abundance of available street parking. L. Rudnicki indicates that the owner be aware of hours of business and coordination with the tandem parking. Verifies that there is a fence between the neighboring residential property and the new site.

MOTION: L. Rudnicki makes a motion that the change in use for 11 Saunders Street does not require a Site Plan Review Special Permit, seconded by D. Kellogg. The vote was 4-0 in favor.

**DISCUSSION ITEMS**

Edgewood Retirement Community: Site Plan Review, Waiver Request.

M. Egge: Provides background on the request. Waiver request is for three building additions that cumulatively result in appx. 2,500 square feet of additional space.

Bob Coppola, Edgewood: Provides an overview of expected uses for the additional space on the Main Club House and Wellness Center.

Board and B. Coppola: Discussion on the expected future development plans so that the Planning Board can get a sense of upcoming projects and the expected cumulative impacts of additional expansion. B. Coppola expects to have a master plan completed around 2015 to 2016. L. Rudnicki requests detail on how the addition will look and aesthetic appearance. Board requests the applicant provide a rendering or

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elevation or conceptual image of how the façade will look. Applicant states that additional parking or employees will not be required as a result of the additions.

Old Mill Zoning Overlay Discussion: Discussion of proposed amendments of the Zoning Bylaw.

John Smolak: Provides overview of the purpose of the discussion.

Board, Seth Zeren, David Steinbergh of RCG: Discussion on overarching goals for the old mill district and review of existing site constraints from the perspective of the developer. RCG presents a slideshow to the board of high level objectives and goals for the site. A primary goal of RCG is to have an overlay district that provides certainty and clarity so that the owner is able to accurately represent what is permitted and feasible on the site when speaking with potential tenants and users of the site. Board notes that the borders between residential to commercial/industrial uses is the biggest concern. Discussion of having an appropriate intensity/bulk gradient from the center of the site toward the fringes. Importance of understanding the constraints before moving forward with developing a master plan or overall site development proposal.

1116 Great Pond Road: Notice of enforcement order for un-permitted clearing within the Watershed Protection District.

M. Egge: Provides an overview of the discussion. Property owner had undertaken unauthorized clearing activities within the watershed and wetland areas. Planning Department and Conservation Commission issued stop work orders. Violator will be appearing before the Conservation Commission. M. Egge recommends awaiting Conservation Commission enforcement before determining whether to require violator to appear under a watershed violation.

Board and M. Egge: Planning Board would like to require the violator to appear before the Planning Board. Board believes there is a need for enforcement and education for homeowners within the watershed.

**MINUTES APPROVAL**

MOTION: L. Rudnicki makes a motion to approve the meeting minutes from November 18, 2014 as amended, seconded by D. Kellogg. The vote was 4-0 in favor.

**ADJOURNMENT**

D. Kellogg makes a motion to adjourn, seconded by M. Colantoni. The vote was 4-0 in favor.